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## **AGENDA**

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1. **Roll Call**
2. **Minutes – January 6, 2010 (Regular Meeting)** *Discussion & Action*
3. **Rezoning Case**      **Larry S. & Rita F. Crooks** ~ Pike Township ~ 9208 Troy Road ~ *Discussion & Action*  
P-2010-1                      1.23 Acres ~ A-1 (Agricultural District) to R-1 (Rural Residence District)
4. **Time Extension**      **Northridge Subdivision No. 30-B** ~ SB-2006-2 ~ *Discussion & Action*  
TE-2010-1                      Moorefield Township ~ 13 Lots ~ 8.841 Acres ~ Public Sewer & Water
5. **Appointment of Nominating Committee for Election of Officers** *Discussion & Action*
6. **Staff Comments** *Discussion*
7. **Adjournment** *Action*



# **HAPPY EASTER!**

# *Minutes*

## *Clark County Planning Commission*

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Regular Meeting ~ 2 p.m.  
Wednesday, January 6, 2010

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Ms. Diane Jordan, Chairperson of the Clark County Planning Commission of Clark County Ohio, calls the meeting to order at 2:00 p.m.

**Present:**

Ms. Diane Jordan, Mrs. Nora Parker, Mr. David Minard, Ms. Jo Anderson, Mr. Jim Burkhardt, Mr. Ron Lyons, Mr. Steve Hopkins, Commissioner Detrick, Commissioner Hartley and Mrs. Elaine Stevenson (arrived at 2:06.)

**Absent:** Commissioner Tackett.

**CPC: 1-1-2010: Minutes ~ December 24, 2009 ~ Regular Meeting**

Motion by Commissioner Hartley, seconded by Ms. Anderson, to approve the minutes as presented.

**VOTE:** Motion carries unanimously.

**Z-2010-1: Rezoning Case ~ Melvin Ward ~ 5.44 acres ~ 644 S. Medway-Carlisle Rd. ~ Bethel Township ~ A-1 to R-1**

Mr. Tritle presents several maps and exhibits of this case and states that the property is currently zoned A-1 (Agricultural District) and the request for rezoning is to R-1 (Rural Residence District). The property is located on the east side of Medway-Carlisle Rd., north of Kendig Rd. and south of US 40. The surrounding zoning is A-1 to the north, west and east and A-1 and R-1 to the south. The staff report shows this property was zoned A-1 as part of the original zoning adoption for Bethel Township.

The County Engineer has reviewed the access and drainage. There is no objection to the rezoning request.

The Soil Conservation provided a report indicating soil types and drainage issues.

The County Combined Health District has no report. There is on site well & septic.

The *CROSSROADS* Comprehensive Land Use Plan identifies this area as Medium Density Residential and Agricultural/Rural Residence. The Plan states – “Medium density residential development (4 to 6 dwellings per acre – gross density) should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. Neighborhoods should transition to business areas through the use of multi-family development and institutional uses. New residential development should not be located in close proximity to established or planned industrial areas” and “Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant



land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres – gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).”

The applicant submitted a Zoning Permit Application for an addition to the south side of the existing residence. The new addition would be 15’ from the side lot line. Under the current A-1 District, the minimum side setback for a residential structure is 25’. The applicant was informed that the Zoning Permit could not be approved as submitted and indicated two options were available in order to be in compliance with a 15’ side setback – 1) apply for a variance to the Board of Zoning Appeals (BZA), or 2) apply for rezoning to the R-1 District. The applicant chose the second method.

The staff is recommending approval of the rezoning request from A-1 (Agricultural District) to R-1 (Rural Residence District.)

Ms. Anderson asks why the applicant pursued the rezoning process instead of obtaining a variance through the Board of Zoning Appeals.

Mr. Tritle responds that the BZA in the last year has not been very agreeable to many variance requests. The BZA is looking for hardships- “What’s unusual about this lot versus every other lot in the neighbor?” The applicant determined the rezoning process more fitting to their request.

Ms. Anderson states that it sounds like the rezoning process is actually clearer cut for what the applicant is trying to achieve. Is this correct?

Mr. Tritle responds yes.

Commissioner Detrick asks if the Township Trustees were informed of this rezoning request.

Mr. Tritle responds yes, they were emailed a copy of the agenda.

Commissioner Detrick asks if the contiguous neighbors were informed as well.

Mr. Tritle responds no, not for this meeting. However, they were notified of the Rural Zoning Commission (RZC) meeting next week and an adjoining neighbor has called us regarding the rezoning request.

Mrs. Stevenson asks if in the process do the neighbor’s need to sign off.

Mr. Tritle responds no. In the State Law and Zoning Regulations there is no such requirement.

Ms. Jordan asks if there is a representative of or for the applicant in attendance that would like to speak.

Mrs. Sherri Ward (Wife of Applicant) whose address is 644 S. Medway-Carlisle Rd., responds that the reason for the addition is that they have 4 children and as of 3 years ago they are home schooling.

# Minutes

## Clark County Planning Commission

Because of this, they need to expand to accommodate the lifestyle change. The addition is for 2 more bedrooms and will expand the house out about 15 feet.

Mr. Burkhardt asks the Applicant about the unusual fence on their property and the adjoining property.

Mrs. Ward responds that due to an altercation with the neighbor, a section of privacy fence was erected.

Mr. Tritle responds that both fences are actually in violation of the Zoning Regulations.

Mr. Thomas Hale (Staff) states that he has investigated both fence violations and due to the nature of the situation between the two properties, as the Zoning Inspector, he elected not to site either fence. Both are still standing and remain in violation.

Mrs. Stevenson asks if they have considered putting the addition behind the house instead of on the side.

Mrs. Ward states that due to where their septic system is located, they have no other choice to put the addition on the side.

Hearing no further questions, Ms. Jordan asks for a motion.

**CPC: 1-2-2010: Z-2010-1: Rezoning Case ~ Melvin Ward ~ 5.44 acres ~ 644 S.  
Medway-Carlisle Rd. ~ Bethel Township ~ A-1 to R-1**

Motion by Mr. Hopkins, seconded by Mr. Burkhardt to recommend **Approval** of rezoning case Z-2010-1 as presented.

**VOTE: Motion carried unanimously.**

### **Staff Comments**

Mr. Tritle distributes to the board members updates to the Zoning Regulations and asks that they change out the old pages with the new ones.

Next month the board will need to appoint a nominating committee for election of officers in March.

There are no cases to be heard in February. Therefore, if the board chooses, a meeting can be held for the nominating or other topics of discussion. If not, the nominating will be held in March and election in April.



Adjournment

CPC: 1-3-2010: Adjournment

Motion by Mr. Hartley, seconded by Mr. Burkhardt, to adjourn the meeting.

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 2:22 p.m.

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Diane Jordan, Chairperson

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Mr. Thomas A. Hale, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Date of Report: March 31, 2010

Date of Meeting: April 7, 2010

**TO:** Clark County Planning Commission

**FROM:** Community Development Staff

**SUBJECT:** Time Extension - Final Subdivision

Applicant: Hoppes Builders & Development Co.

Plat: Northridge 30-B

Location: Moorefield Township, north of Moorefield Rd., west of Middle-Urbana Rd.

This subdivision consists of 7 single-family residential lots and 6 multi-unit condo lots on 8.841 acres. This subdivision will be serviced with public sewer and water. This development is part of an approved Planned Development (PD-M) zoning. This plat conforms with said zoning. The County Planning Commission approved the final plans for Northridge 30-B Subdivision on March 1, 2006. A time extension was approved at the February 6, 2008 County Planning meeting. This extension was good until March 1, 2010.

We received a letter dated March 1, 2010 from the developer seeking another time extension.

The **County Engineer's Office** indicated they have no objection to this request provided the cost estimate is updated.

The **Soil Conservation Office** reported on soils and drainage. *(see Mar. 11, 2010 letter)*

The previous approval was subject to:

- 1) comments from the LIS Department (we have not received any notice that this has been rectified as yet)
- 2) the "Acknowledgment Statement" on the plat must reflect the current owner

We have an additional issue that must be resolved. Part of the overall PD-M approval required that a 10' sliver of land on the west side of the development would be included in this Plan. Since the PD-M Plan was approved, another person now owns the land which does not include this 10'. We feel this issue should be resolved immediately.

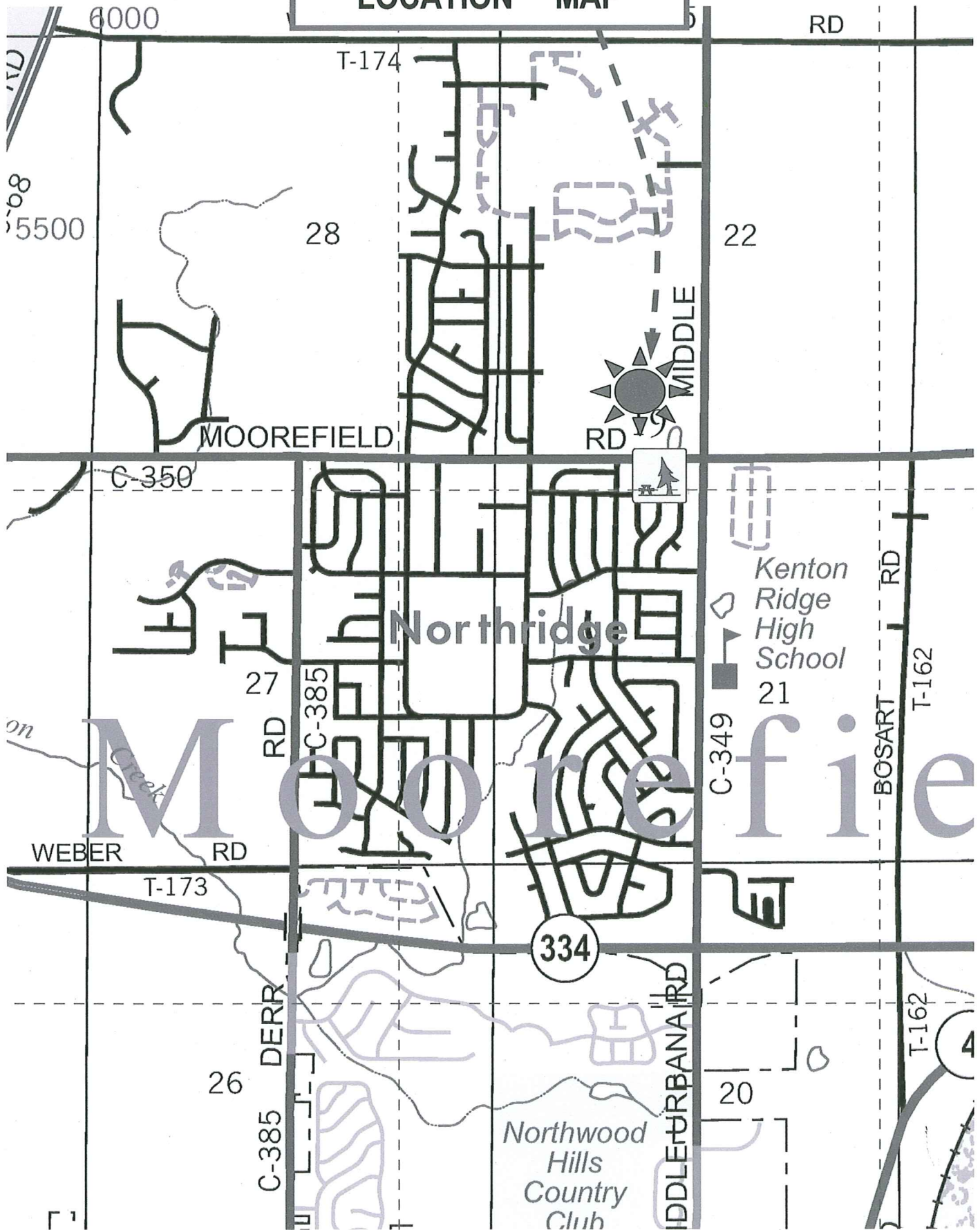
### **RECOMMENDATION**

The Clark County Community Development Staff recommends approval of a two-year time extension until March 1, 2012, for Northridge 30-B Subdivision subject to the items noted above including the attachment of the 10' strip to the adjoining property being completed before the plat is certified by the Community Development Director or prior to March 1, 2012, whichever comes first.

*Attachments:*

1. Location Map
2. Final Plat Map
3. Approved PD-M Plan
4. Request for Extension
5. Soil Conservation letter

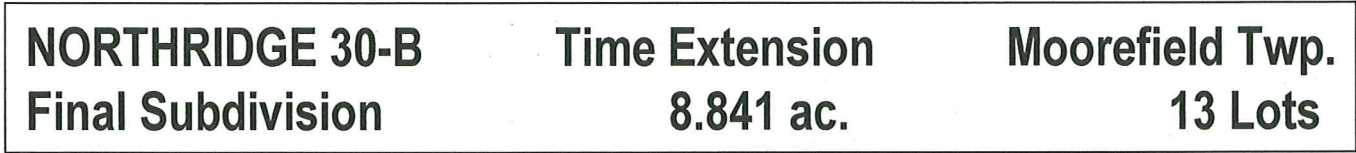
# LOCATION MAP



**NORTHRIDGE Sec. 30-B - FINAL - Time Extension**

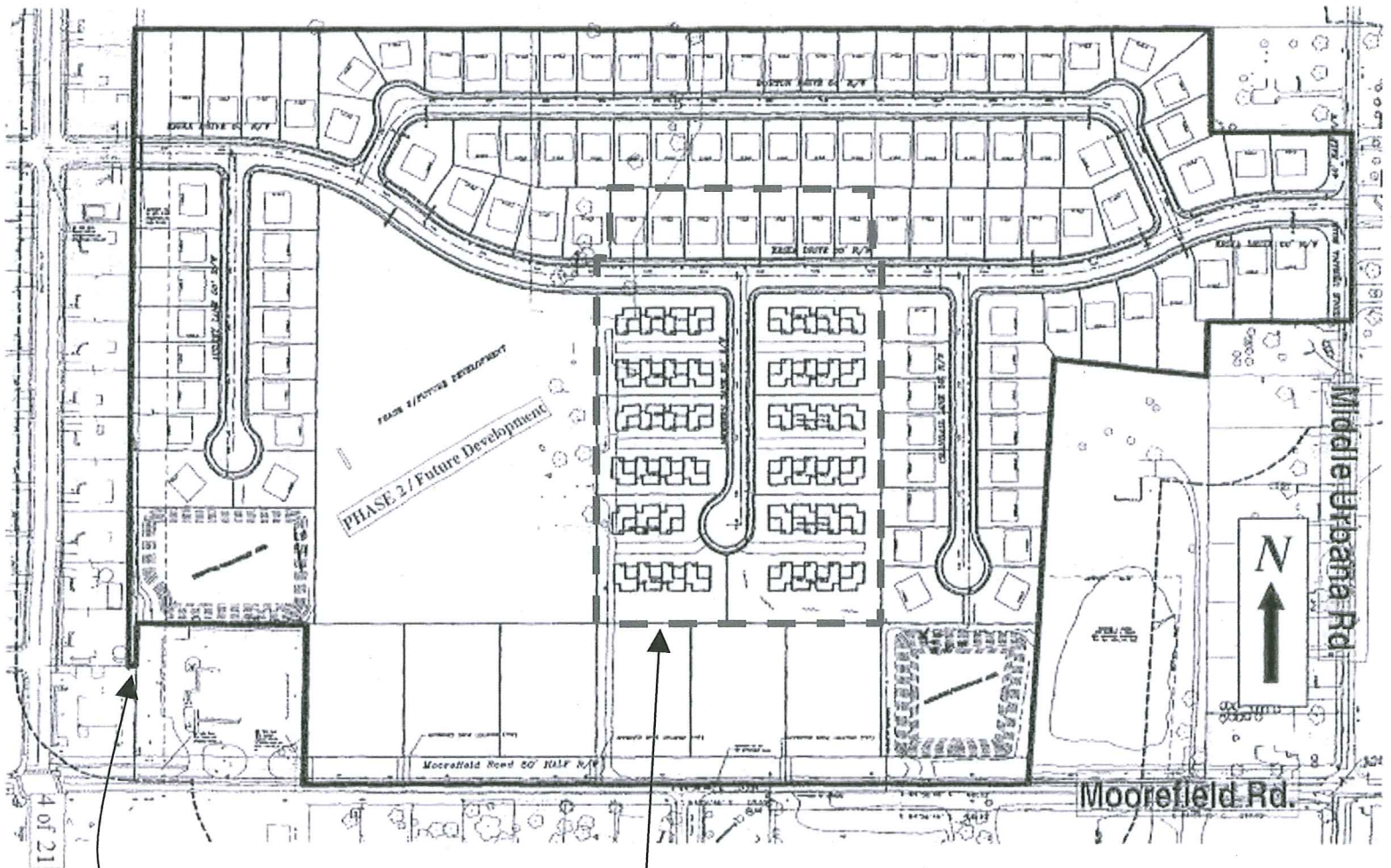


# PLAT MAP



**Moorefield Twp.  
13 Lots**

# APPROVED PD-M PLAN



**NORTHRIDGE 30-B**  
**Final Subdivision**

**Time Extension**  
**8.841 ac.**

**Moorefield Twp.**  
**13 Lots**

## HOPPES ENGINEERING AND SURVEYING COMPANY

1533 MOOREFIELD ROAD  
SPRINGFIELD, OHIO 45503.5798  
PHONE: 937.399.1532  
FACSIMILE: 937.399.1534



Clark County Planning Commission  
Springview Developmental Center  
3130 E. Main Street, Suite 1A  
Springfield, OH 45505

Attn: Phil Tritle

March 1, 2010

Dear Phil,

On behalf of the original owner and developer, we are hereby requesting a time extension for the final approval of Northridge Subdivision No. 30-B. The time extension will give us the opportunity to construct this plat in accordance with the original approval.

Very truly yours,

Ryan D. Hillard

RDH/mlb  
NR30-Extension-letter





4400 Gateway Blvd. - Suite 103  
Springfield, Ohio 45502

Phone (937) 328-4600/4601  
Fax (937) 328-4606

*With the Right to Own – Goes the Duty to Conserve*

**BOARD OF SUPERVISORS**

Brent Pence, Chairman  
John Ritter, Vice Chairman  
Fred Berge, Fiscal Agent  
Adam Agle, Secretary  
Dan Maxson, Treasurer

March 11, 2010

Phil Tittle  
3130 East Main Street  
Springfield, Ohio 45505

RE: Northridge 30-B – Moorefield TWP. – Hoppes Engineering – 8.8 Ac.

Dear Phil,

The Clark Soil & Water Conservation District has reviewed the above site and provided the following information relative to soils, drainage and building site development. The attached report is generated from NRCS's soil survey for Clark County. The report provided gives a clear, visual interpretation for Building Site Development including small commercial buildings, dwellings with a basement and dwellings without a basement. Please note that a *Very limited rating* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Please contact our office with any further questions you may have on the site in question.

**Soils**

**Map unit: MhB - Miamian silt loam, 2 to 6 percent slopes**

Miamian is a gently sloping, very deep, well drained soil. Typically the surface layer is silt loam about 10 inches thick. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. This soil is not hydric.

**Map unit: MkB2 - Miamian silty clay loam, 2 to 6 percent slopes, eroded**

Miamian is a gently sloping, very deep, well drained soil. Typically the surface layer is silty clay loam about 7 inches thick. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. This soil is not hydric.

**Map unit: MkC2 - Miamian silty clay loam, 6 to 12 percent slopes, eroded**

Miamian is a sloping, very deep, well drained soil. Typically the surface layer is silty clay loam about 7 inches thick. This soil is not flooded and is not ponded. The seasonal high water table is at a depth of more than 6 feet. This soil is not hydric.

**Drainage**

The proposed site seems to drain adequate with its current land use. Our office has no written or historical records of any sub-surface drainage on the proposed site, however if any sub-surface drainage is encountered please take the appropriate corrective measures. Please be advised when performing any excavation on site.

Sincerely,

Jereme Best  
District Technician, Clark SWCD

CONSERVATION ~ DEVELOPMENT ~ SELF-GOVERNMENT

# Northridge 30-B Soil Map





## Report—Dwellings and Small Commercial Buildings (OH)

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings (OH)— Clark County, Ohio							
Map symbol and soil name	Pct. of map unit	Dwellings without basements (OH)		Dwellings with basements (OH)		Small commercial buildings (OH)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
MhB—Miamian silt loam, 2 to 6 percent slopes							
Miamian	90	Somewhat limited		Not limited		Somewhat limited	
		Shrink-swell	0.50			Shrink-swell	0.50
						Slope	0.10
MkB2—Miamian silty clay loam, 2 to 6 percent slopes, eroded							
Miamian	85	Not limited		Not limited		Somewhat limited	
						Slope	0.68
MkC2—Miamian silty clay loam, 6 to 12 percent slopes, eroded							
Miamian	90	Not limited		Not limited		Somewhat limited	
						Slope	0.90

### Data Source Information

Soil Survey Area: Clark County, Ohio  
 Survey Area Data: Version 11, Jan 25, 2010





## Rezoning Case # P-2010-1

<b>To:</b> Clark County Planning Commission	<b>Date of Meeting:</b> April 7, 2010
<b>From:</b> Planning Staff	<b>Date of Report:</b> March 30, 2010

**Applicant:** Larry S. & Rita F. Crooks

**Request Action:** Rezone from A-1 (Agricultural District) to  
R-1 (Rural Residence District)

**Purpose:** To split off lot

**Location:** PIKE TOWNSHIP - 9208 Troy Rd.

**Size:** 1.23 acres out of 20 acres

**Existing Land Use:** Single-Family Residence & Agriculture

### Surrounding Land Use and Zoning

	<i>Land Use</i>	<i>Zoned</i>
<i>North</i>	Agricultural & Scattered Residential	A-1 (Agriculture) & R-1 (Residential)
<i>South</i>	Agricultural & Scattered Residential	A-1 (Agriculture) & R-1 (Residential)
<i>East</i>	Agricultural & Scattered Residential	A-1 (Agriculture) & R-1 (Residential)
<i>West</i>	Agricultural & Scattered Residential	R-1 (Residential) & A-1 (Agriculture)

### *ANALYSIS*

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This 20 acre property was zoned A-1 as part of the original zoning map. In 1989, 3.21 acres on the west side of the 20 acre parcel was rezoned to R-1 which includes part of this request.

### *County Engineer*

The County Engineer has reviewed the request to rezone 1.23 acres located at 9208 Troy Road, from A Agricultural to R-1 Rural Residence District. The request to rezone is being made to facilitate a split of the property. Based on our review of access and drainage, the County Engineer has no objection to this request.

**Soil Conservation**

The Clark Soil & Water Conservation District has reviewed the above site relative to soils and drainage.  
(See March 11, 2010 letter)

**County Health District**

Found well & septic to be on property with room for replacement

**Planning Department**

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

Pike Township has a 40 acre minimum lot size in A-1 Agricultural District. Rezoning is required for smaller lots.

**Staff Recommendation**

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Based on the above, we recommend approval of this rezoning to R-1.

**Attachments:**

1. Soil Conservation letter
2. Health Dept. approval
3. Location Map
4. Lot Map
5. Zoning Map



4400 Gateway Blvd. - Suite 103  
Springfield, Ohio 45502

Phone (937) 328-4600/4601  
Fax (937) 328-4606

*With the Right to Own – Goes the Duty to Conserve*

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**BOARD OF SUPERVISORS**

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John Ritter, Vice Chairman  
Fred Berge, Fiscal Agent  
Adam Agle, Secretary  
Dan Maxson, Treasurer

March 11, 2010

Phil Tritle  
3130 East Main Street  
Springfield, Ohio 45505

RE: Larry & Rita Crooks – A-1 to R-1 – 9208 Troy Rd – Existing House Split

Dear Phil,

The Clark Soil & Water Conservation District has reviewed the above site and provided the following information relative to soils, drainage and building site development. The attached report is generated from NRCS's soil survey for Clark County. The report provided gives a clear, visual interpretation for Building Site Development including small commercial buildings, dwellings with a basement and dwellings without a basement. Please note that a *Very limited rating* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Please contact our office with any further questions you may have on the site in question.

**Soils**

**Map unit: CrA - Crosby silt loam, 0 to 2 percent slopes** - Crosby is a nearly level, very deep, somewhat poorly drained soil. Typically the surface layer is silt loam about 9 inches thick.. This soil is not flooded and is not ponded. The top of the seasonal high water table is at 24 inches. This soil is not hydric

**Map unit: Ko - Kokomo silty clay loam** - Kokomo is a nearly level, very deep, very poorly drained soil. Typically the surface layer is silty clay loam about 19 inches thick. This soil is not flooded however is ponded for a very long duration. The top of the seasonal high water table is at 3 inches. This soil is hydric.

**Drainage**

Our office has no written or historical records of any sub-surface drainage on proposed tract of land, however we suspect there could be existing sub-surface drainage present. Typically, to produce higher yields for agriculture crops in Crosby & Kokomo soils, sub-surface drainage was installed to improve growing or drainage conditions. Please be advised when performing any excavation on site.

Sincerely,

Jereme Best  
District Technician, Clark SWCD

CONSERVATION ~ DEVELOPMENT ~ SELF-GOVERNMENT



Soil Map—Clark County, Ohio  
(Larry & Rita Crooks)



## Report—Dwellings and Small Commercial Buildings (OH)

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings (OH)— Clark County, Ohio							
Map symbol and soil name	Pct. of map unit	Dwellings without basements (OH)		Dwellings with basements (OH)		Small commercial buildings (OH)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
CrA—Crosby silt loam, 0 to 2 percent slopes							
Crosby	70	Very limited		Very limited		Very limited	
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.50			Shrink-swell	0.50
Ko—Kokomo silty clay loam							
Kokomo	90	Very limited		Very limited		Very limited	
		Ponding	1.00	Ponding	1.00	Ponding	1.00
		Depth to saturated zone	1.00	Depth to saturated zone	1.00	Depth to saturated zone	1.00
		Shrink-swell	0.50	Shrink-swell	0.50	Shrink-swell	0.50

### Data Source Information

Soil Survey Area: Clark County, Ohio  
 Survey Area Data: Version 11, Jan 25, 2010



Clark County Combined Health District (CCCHD)  
Division of Environmental Health  
529 E. Home Road  
Springfield, Ohio 45503  
Phone: 937-390-5600 Fax: 937-390-5625

MRV  
C✓

**Application for Lot Review (Test Hole)**

Permit Fee \$100.00 (Per Lot)

Receipt #: 8634

Address of Site: <u>9208 Troy Road</u> <u>New Carlisle, OH 45344</u>		Parcel Number: <u>2500100015000013</u>	
Property Location (If No Address): N/S/E/W Side of _____ Feet N/S/E/W Side of _____ Or: NW/E/W Corner of _____ and _____			
Check Type of Lot Review Requested: <input type="checkbox"/> New Lot <input type="checkbox"/> Existing Lot <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Lot with Existing Home			
Number of Lots <u>1</u> Acreage of Proposed Lots <u>1.23</u> Acreage of Original Lot <u>20</u>			
<b>*You must provide a sketch of your proposed lot on a tax map.</b>			

ccbooks21@yahoo.com

<b>Applicant Contact Information:</b>			
Name <u>Christina L. Crooks</u>			
Address <u>9208 Troy Road</u>	City <u>New Carlisle</u>	State <u>OH</u>	Zip <u>45344</u>
Telephone Number: <u>937 964 8910</u>	Cell Phone Number: <u>937 605 6060</u>		

<b>Owner Information if Different from Applicant:</b>			
Name <u>Rita Crooks</u>			
Address <u>10515 Detrick Jordan Pk</u>	City <u>New Carlisle</u>	State <u>OH</u>	Zip <u>45344</u>
Telephone Number: <u>937 964 1644</u>	Cell Phone Number: <u>937 402 8028</u>		

By signing this permit, you agree to abide by any and all state laws and regulations and by the regulations set forth by the Clark County Combined Health District.

Applicant Signature: <u>Christina Crooks</u>	Date: <u>2-8-10</u>
-------------------------------------------------	------------------------

**Health Department Use Only:**

Application Approved: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Inspector Signature: <u>R. J. [Signature]</u>	Date: <u>2/18/10</u>
Approval Stipulations:		



**APPROVED**  
CLARK CO. COMBINED HEALTH DIST.

[Print](#) | [Back](#)

DATE: 2/18/10 SANITARIAN: [Signature]

### Clark County GIS

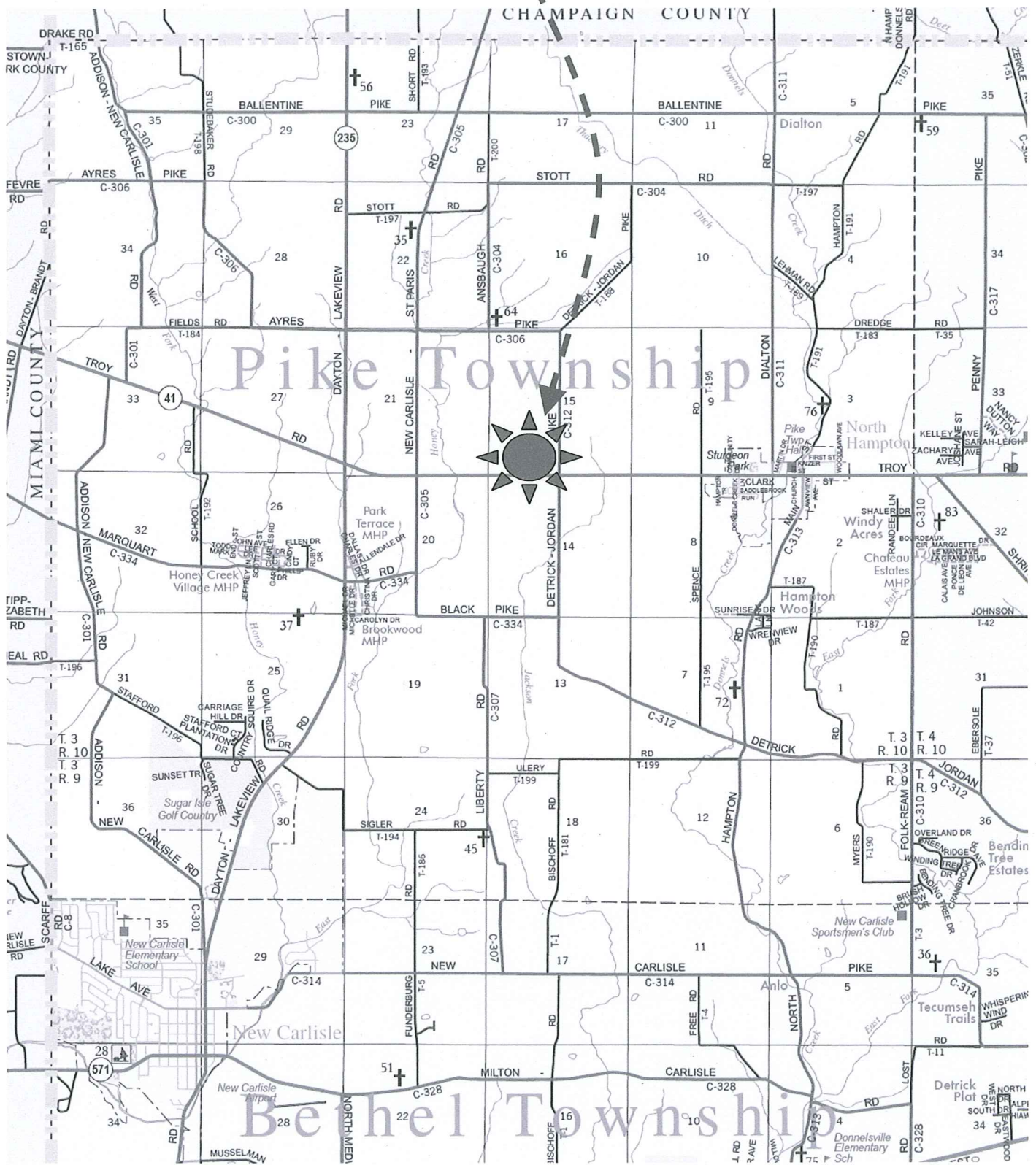


#### Notes

9208 TROY ROAD

FRONT DEPTH  
280'± X 186'±

# LOCATION MAP



**CASE # P-2010-1**  
**A-1 to R-1**

**1.23 ac.**

**9208 Troy Rd.**  
**Pike Twp.**



# LOT MAP



**CASE # P-2010-1**  
**A-1 to R-1**

**1.23 ac.**

**9208 Troy Rd.**  
**Pike Twp.**



# ZONING MAP

780ft

R-1

A-1

R-1

A-1

**CASE # P-2010-1**  
**A-1 to R-1**

**1.23 ac.**

**9208 Troy Rd.**  
**Pike Twp.**

# CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

December 2009

## A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> <li>1. Agriculture, Farm Markets, Agricultural-Related Processing &amp; Marketing, &amp; related buildings &amp; structures</li> <li>2. Single-Family Residential <ol style="list-style-type: none"> <li>a. Single-Family Residential (restricted to lotsplits)</li> <li>b. Single-Family Residential (restricted to cluster lotsplits)</li> </ol> </li> <li>3. Private Landing Field</li> <li>4. Day-Care Homes</li> <li>5. Bed and Breakfast</li> </ol>	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> <li>1. Home Occupations</li> <li>2. Private and Public Outdoor Recreation Areas</li> <li>3. Cemeteries</li> <li>4. Animal Hospitals, Veterinary Clinics &amp; Kennels</li> <li>5. Resource and Mineral Extraction</li> <li>6. Demolition Disposal Facility</li> <li>7. Airports</li> <li>8. Radio, Television, &amp; Telecommunications Transmission &amp; Receiving Towers</li> <li>9. Hospitals and Auxiliary Facilities</li> <li>10. Group Care Home</li> <li>11. Nursing Homes, Convalescent Homes, &amp; Rest Homes</li> <li>12. Feed Lot, Grain Elevators, &amp; Slaughterhouses</li> <li>13. Day-Care Centers</li> <li>14. Churches and Similar Places of Worship</li> <li>15. Primary and Secondary Schools</li> <li>16. Institutions of Higher Learning</li> <li>17. Garden Centers and Greenhouse</li> </ol>	

## AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary & Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

## R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y N N N	Y Y Y Y	Y Y Y Y	Y Y Y Y
2. Bed and Breakfast	Y N N N	Y Y Y Y	Y Y Y Y	Y Y Y Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y N N N N	Y Y Y Y Y	Y Y Y Y Y	Y Y Y Y Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y N N N N	Y Y Y Y Y	Y Y Y Y Y	Y Y Y Y Y
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

## R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

## R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

## PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

Y = Yes (Permitted)

N = No (Not Permitted)



# CLARK COUNTY ZONING

December 2009

General Uses - see zoning text for details and other restrictions

## B-1

PRINCIPAL PERMITTED AND CONDITIONED USES:		
<ol style="list-style-type: none"> <li>1. Business and/or Professional Offices</li> <li>2. Banks, Financial Institutions, &amp; Loan Businesses</li> <li>3. Local retail or service establishments, including:                             <ul style="list-style-type: none"> <li>camera, photo, or electronic store</li> <li>luggage or leather goods store</li> <li>grocery, fruit or vegetable store</li> <li>health &amp; fitness center including spas</li> <li>bakery goods, pizza or delicatessen store</li> <li>pressing, alteration, sewing &amp; garment repair</li> <li>toy store, hobby shop, or home decorations store</li> <li>shoe store or shoe repair shop</li> <li>book store, news stand, or stationery store</li> <li>durable goods, furniture &amp; appliance store</li> <li>drugstore, florist, jewelry, gift, or optical store</li> <li>hardware store</li> <li>barber or beauty shop</li> <li>laundromat, clothes cleaning &amp; laundry pick-up station</li> <li>candy or ice cream store</li> </ul> </li> <li>4. Restaurant excluding:                             <ul style="list-style-type: none"> <li>a) Drive-in or Drive-thru</li> <li>b) those providing entertainment or dancing</li> </ul> </li> <li>5. Radio and Television Broadcasting Studios</li> <li>6. Funeral Homes &amp; Mortuaries</li> <li>7. Custom Butcher Shop or meat market</li> <li>8. Automotive Service Stations without repair facilities and excluding temporary or short-term or long-term outside storage of parts and/or vehicles</li> </ol>		
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)		
<ol style="list-style-type: none"> <li>1. Indoor Private &amp; Commercial Recreation Establishments</li> <li>2. Day-Care Centers</li> <li>3. Clubs, Fraternal or Lodge Organizations</li> <li>4. Nursing Homes, Convalescent Homes, Rest Homes</li> <li>5. Churches &amp; similar places of worship</li> </ol>		

## O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)

## B-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> <li>1. Uses listed as "Principal Permitted &amp; Conditioned Uses" in the B-1 District</li> <li>2. Indoor Motion Picture Theaters</li> <li>3. Restaurants, including Drive-in, Carry-out, and Drive-thru excluding:                             <ul style="list-style-type: none"> <li>a) those providing entertainment or dancing</li> </ul> </li> <li>4. Garden Centers and Greenhouses</li> <li>5. Printing, publishing, and lithograph shops</li> <li>6. Antique &amp; antique refinishing shop</li> <li>7. Furniture upholstery &amp; refinishing shop</li> <li>8. Automotive Service Stations with repair facilities and excluding temporary or short-term or long-term outside storage of parts and/or vehicles</li> <li>9. Car Rental pick up facility</li> <li>10. Car Washes</li> <li>11. Bowling alleys or billiard parlors</li> <li>12. Air Conditioning, Plumbing, Heating, and Roofing Shops</li> <li>13. Automotive Parts Store selling new or newly remanufactured parts and/or tires and batteries</li> <li>14. Indoor Private &amp; Commercial Recreation Establishments</li> </ol>	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> <li>1. Uses listed as "Conditionally Permitted Uses" in the B-1 District</li> <li>2. Animal Hospitals, Veterinary Clinics, and Kennels</li> <li>3. Bars and Taverns</li> </ol>	

## I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> <li>1. Industrial &amp; Manufacturing Establishments</li> <li>2. Warehouses</li> <li>3. Wholesale Establishments</li> <li>4. Manufacturing Retail Outlets</li> <li>5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District</li> </ol>	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> <li>1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District</li> <li>2. Junkyards &amp; Automobile Wrecking Yards</li> <li>3. Resource and Mineral Extraction</li> <li>4. Penal &amp; Correctional Facilities</li> <li>5. Sanitary Landfills</li> </ol>	

## B-3

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> <li>1. Uses listed as "Principal Permitted &amp; Conditioned Uses" in the B-2 District</li> <li>2. Building and Related Trades</li> <li>3. Building Material Sales Yard</li> <li>4. Automotive sales - new &amp; used</li> <li>5. Automotive Repair or Body Shop provided all outside storage is screened on all sides by a well maintained 6 foot opaque wall or fence</li> <li>6. Wholesale Establishments</li> <li>7. Restaurants, including Drive-in, Carry-out, and Drive-thru and those providing entertainment or dancing</li> </ol>	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> <li>1. Uses listed as "Conditionally Permitted Uses in the B-2 District</li> </ol>	

## B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	
<ol style="list-style-type: none"> <li>1. Uses listed as "Principal Permitted &amp; Conditioned Uses" in the B-3 District</li> <li>2. Carpenter, Sheet Metal &amp; Sign Painting Shop, Bakery, Laundry, Wholesale Business</li> <li>3. Bottling of Soft Drinks and Milk or Distributing Stations</li> <li>4. Contractor's Equipment Storage Yard or Storage &amp; Rental of Contractor's Equipment</li> <li>5. Motor Vehicle, Boat, &amp; Camper Storage</li> <li>6. Trucking and Motor Freight Station or Terminal</li> <li>7. Carling, Express, or Hauling Establishment</li> <li>8. Stone or Monument Works</li> <li>9. Mini-Warehouse or Self Storage Facility</li> <li>10. Recycling center &amp; transfer station</li> <li>11. Research lab</li> <li>12. Private and Public Outdoor Recreation Areas</li> </ol>	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
<ol style="list-style-type: none"> <li>1. Uses listed as "Conditionally Permitted Uses" in the B-3 District</li> </ol>	